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December 19, 2012

Honorable Commissioners
Jonesboro Metropolitan Area Planning Commission
Jonesboro Planning Department
City of Jonesboro
PO Box 1845
Jonesboro, AR 72403

3 Pages Total

RE: Job Name: Thorn Street Duplexes
Our File Number: 112144

Dear Commissioners and Planners:

Thank you for the opportunity to present two concepts for a proposed development to the Commission for input and approval. We have a number of matters that need to be addressed for this site, and are soliciting the input of the Commission and Planning Staff prior to preparing detailed plans.

Research (Existing Conditions):

Current zoning: Residential R-2.
Utilities: Sewer, Water, Electrical, Natural Gas, Communication all present and available.
Flood Plain: This site does lie within the 100-year flood plain. Detention calculations will be required, and a plan will have to be prepared to illustrate the necessary compensating excavation to account for the additional volume of runoff generated.
Proposed Density: Meets the stated requirements for the current zoning classification.
Rights-of-Way: Both proposed concepts presented account for proper dedication of right-of-way for the streets to be in compliance with the current standards.

History:

Ownership: This land has been in the family for as much as two generations, but only recently has new development been considered.
Former land use: This parcel was, at one time in the distant past, occupied by a manufactured home park. As of the date of a survey circa 2004, there were several of the manufactured homes remaining on the land. As of the date of this request, it appears only one manufactured home remains.

Goals:

The owner desires to construct several duplex units upon the land available. Duplex construction is an allowable use within the R-2 Classification, however, only one building is allowed per lot. There are some lot requirements that apply to R-2 platting and development. In particular, in order to construct a duplex, the lot must contain a minimum of 7,200 square feet of land. That can easily be accomplished. Another requirement that is applicable is the minimum lot width of fifty feet (50'). That can also be easily accomplished.

The third requirement, and the first one for which we are seeking guidance is the lot depth. The stated minimum lot depth is one hundred feet (100'). The opposing rights-of-way of the streets yields a total width of one hundred eighty five feet (185'). Divided evenly, renders a lot depth of ninety two and one half feet (92.5'). If the lots are configured as "flag" lots, all requirements can be attained. However, rectangular lots of a depth slightly less than the stated requirements provides for a "cleaner" plat, allows the owner to accomplish the intended goals, and meets the remaining lot size requirements.

Those factors lead to the possibility of three options.

- A) Plat the lots as "Flag" lots, and meet all requirements. This option would provide lots of an unusual shape.
- B) Plat the lots as rectangles with a depth slightly less than the stated minimum. This option would provide for a more homogeneous plat, and meet all remaining lot requirements aside from depth.
- C) Request a rezoning of the property to a Planned Unit Development. This option does not appear to be a wise investment of the owner's resources, nor a wise use of the time being donated by the members of the Planning Commission, particularly since the requested density would be equal to that which is currently allowed under the R-2 zoning.

The development of this site would most-likely occur in phases. The targeted timing for the development is potentially two duplexes per year. Naturally, depending upon the market demand in the area, the development may occur more slowly, or more quickly than anticipated and projected by the owner.

Each of the layouts presented meet the stated parking requirements. In addition, the ADA Accessibility Standards have been addressed. Any formal plans for the development of this site would be presented to the City Staff for review and approval. Those requirements would include, but not be limited to Storm Water Management considerations, proper Flood Elevation Certificates, Flood Plain Development Permit Application, and a Storm Water Pollution Prevention Plan.

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References that accompany this request are:

- A) Current City Block Map that indicates:
 - 1) Flood Plain
 - 2) Zoning of this parcel and surrounding areas
- B) Conceptual Layout #1 (rectangular lot configuration)
- C) Conceptual Layout #2 (flag lot configuration)

Thank you for your time and attention. If we may be of further service, please do not hesitate to contact us at your convenience at the contacts shown above.

Respectfully,

Civilogic



George Hamman, PE, PS, President